

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5

E: planningdept@sdblincoco.ie

Date: 18th May 2023

JSA Ref.: PT 18145

Dear Sir/Madam,

RE: DETAILS OF COMPLIANCE WITH CONDITION NO. 15 OF THE PERMITTED WAREHOUSING / LOGISTICS, OFFICE AND CAFÉ / RESTAURANT DEVELOPMENT AT CALMOUNT ROAD AND BALLYMOUNT AVENUE, BALLYMOUNT INDUSTRIAL ESTATE, DUBLIN 12

SDCC REG. REF.: SD22A/0099

Condition No. 15 – Green Space Factor

Introduction

On behalf of the applicant, Blackwin Limited, The Herbert Building, The Park, Carrickmines, Dublin 18, we hereby submit a compliance submission in respect to Condition No. 15 of Reg. Ref.: SD22A/0099 for which the final grant of permission from the Planning Authority is dated the 3rd of February 2023.

The permission relates to *inter alia* the construction of five no. warehouse/logistics units, 3 no. own door office buildings, a café unit, and all associated development.

This submission, as outlined below, relates to Condition No. 15 only and is submitted in soft copy format only.

Condition No. 15 reads as follows:

“15. Green Space Factor.

The applicant has not achieved the appropriate Green Space Factor of 0.5 for the site. Prior to the commencement of development, the Applicant shall liaise with the Public Realm department to determine what additional measures can be provided. Following this and prior to the commencement of development, the applicant shall submit these details for the written agreement of the Planning Authority.

Managing Director: John P. Spain

Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan

Senior Associate Directors: Luke Wymer | Meadhbh Nolan | Kate Kerrigan

Associate Directors: Ian Livingstone | Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
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REASON: Ensuring that new development meets minimum standards for the provision of GI, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028.”

Response

In response to the foregoing condition, this cover letter is accompanied by a cover letter and drawings prepared by Murray and Associates and TOTA Architects, which provides details of the additional landscape measures incorporated into the scheme to enhance the green infrastructure provisions of the permitted development. The proposals were the subject of discussions with the Parks Department prior to formal submission.

We would be grateful if the Planning Authority could consider and confirm that this compliance submission is satisfactory to address the prior to commencement requirement of Condition No. 15.

Conclusion

Please do not hesitate to contact us if you require any additional information or clarification in respect to the above.

Yours sincerely,



John Spain Associates

Enclosures

- M&A Cover Letter
- Updated landscape masterplan (showing all landscape measures)
- Updated Architectural Elevations (showing the location of green walls)